

Please add my name to opposing this development.

Jim Wallace
330 Arnold Ave
Victoria. BC

Sent from my iPhone

Begin forwarded message:

From: Maureen Baranyai

Date: February 7, 2021 at 2:17:48 PM PST

To: mayorandcouncil@victoria.ca, ajohnston@victoria.ca

Subject: Townhouse Development on 349/351 Kipling and 1440 Fairfield

Hello Mayor, Council and Mr. Johnston. I'm enclosing a document from Neil Banera sent to you on June 6th 2020, in regard to above proposed development by Bart Johnson of Breia Holdings that I understand is going before the Committee of the Whole on February 11th. In his submission to you, Mr. Banera outlines valid concerns about the development as it was proposed, which echoes those felt by the Fairfield residential community.

I know many emails have been sent to you from Fairfield residents regarding this proposal that outline concerns about the development as proposed such as height, density, setbacks, design, privacy etc. all of which do not conform with the demographics of the neighbourhood.

As you aware, other developers have built structures that fit in with the existing Fairfield community and adhere to the Neighborhood Plan, without changing the very fabric of the area, and while those developers made a good profit, they didn't make a killing regardless of the impact on the people who actually live here.

Again, I refer you to the attached document by Mr. Banera and implore you to reel in Mr. Johnson's proposal to not have such a negative impact and fit in and work better with the existing neighbourhood.

Thank you

Maureen Baranyai
412 Kipling Street

Dear Mayor and Council:

June 23, 2020

Re: Re-zoning and Development Permit Application: 1400 Fairfield Road and 349/351 Kipling Street

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This is what the Breia proposal looks like:



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The Fairfield Neighbourhood Plan also denotes what constitutes disruptive redevelopment as follows, and the Breia proposal obviously falls into the disruptive category.

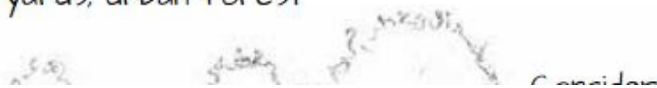
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More importantly though, is the nature and character of the existing housing which is adjacent to this proposal. The following are photos of the houses which are immediately adjacent to this proposal on Thurlow Road and Fairfield Road respectively. They are indicative of the vast majority of housing in this neighbourhood.



Houses Located Immediately Adjacent to Breia Holdings Ltd. Property on Thurlow Road



Houses Located Immediately Adjacent to Breia Holdings Ltd. Property on Fairfield Road

The Fairfield Neighbourhood Plan states “Ensure new development fits in with existing streetscape character and rhythm”. This proposal obviously does not meet that requirement.

As well, the City’s Missing Middle Housing Initiative is intended to provide more units of affordable housing such as townhouses. At a CALUC meeting, the proponent was asked how much the townhouses would sell for. Mr. Johnson did not reply but the builder did and he said that they would sell for

\$1,000,000 each. Wow!! My wife and I could not afford to buy one. So who are we catering to with this development? Obviously the developer has only one thing in mind and that is to maximize his profit. And I am certain that rich people from other countries, high-end Airbnb'ers, money launderers, real estate commodity investors/flippers, downsizers from the west end of Vancouver, well-to-do retirees from Calgary and Toronto, and maybe even a few prairie retirees will be eyeing this proposal. As to our local young families with children...forget it.

The City's Missing Middle Housing Initiative has the following table in it.

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In closing, the Design Guidelines for Attached Residential Development: Fairfield Neighbourhood (2019) state under 3) Building Form, Features & Context:

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This is a view of what Breia Holdings is proposing to build from the Thurlow Road side of the project:



The revised proposal of May 26, 2020 by Breia Holdings Ltd. is **not a good fit with existing development**. And, it certainly does not “minimize impacts on neighbours”.

It still does not satisfy height requirements or fit in with the existing streetscape character and rhythm. The proposal should be revised to comply with the requirements of the Fairfield Neighbourhood Plan and the Design Guidelines for Attached Residential Development: Fairfield Neighbourhood (2019) in recognition of existing heritage development and residential heights on Fairfield Road, Kipling Street, Thurlow Road and the general neighbourhood. As to the latter, the property facing Kipling Street from Thurlow Road to the busy corner with Fairfield Road is also very narrow so the scale of the proposed development is not at all consistent with the general neighbourhood.

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Thank you

Maureen Baranyai
412 Kipling Street

Good Evening,

My name is Ben Robertson. I am a recent graduate of the University of Victoria (2019). I would like to express my support of the development project known as 'Le Parc'.

As a young professional, one of my goals is to find a suitable property in the right location to purchase in the next 2-3 years. Unfortunately, single family homes are outside of my scope as a buyer. The logical next step is developments like these, that offer a solution to this issue I have. This development is a way for young people like me to purchase in a central area.

I also wanted to note the developer's ability to design a structure that has street appeal. They have created additional space on the roof without increasing the height of the building, which is a unique and wonderful feature!

While I understand there may be concerns about development, the need for it is apparent to me as a future buyer. I value the city's effort to provide all types of housing in the Greater Victoria area.

Thank you for considering my opinion, I once again formally state my complete support for this project.

Kind Regards,
Ben Robertson

Dear Mayor and Council,

I am supportive of the plans for this proposed mid-range housing complex to accommodate a growing need for homes for families in Fairfield and also provide some rental accommodations given the shortage of options in the neighbourhood.

The commitment to maintain as many trees as possible is critically important, as many new developments in the area have created harsh concrete landscapes devoid of trees unfortunately. It appears that this builder has considered this important piece in the proposal, something that is not only essential for the environment but greatly appreciated by local residents. More is always, always better with new developments in this city. In addition, the commitment for trees and greenery (i.e. nature) also works to provide balance to the modern architecture of this development in a heritage neighbourhood.

Cindy Trytten
614 Cornwall Street
Victoria, BC V8V 4L1

Good morning Mayor and Council,

I am a resident of Kipling street and have been following the proposed development along the 300 block of Kipling and 1440 Fairfield. I wanted to express my concerns with the proposal, and state that I am OPPOSED to the design as presented.

I had emailed the mayor and council late last year but I do not see my email in the proposal package that is to be presented at committee of the whole this Thursday, February 11th, perhaps my previous email was too brief?

I am opposed to the development but some of these reasons:

- The scale and height of the building is not fitting with the neighbourhood form and size of current buildings.
- The majority of the "gentle densification" proposed is actually outside the geographical area that is proposed in the OCP (most of the proposed development is along Kipling street, where the OCP allows for densification along Fairfield where only 2 units are proposed in this development).

There is almost no green space, the "outdoor space" is proposed on the rooftops so that the buildings can take up the majority of the lot size, and would require multiple setback variances. The back of the buildings is dedicated to vehicle circulation. I cannot imagine how negatively this would impact the neighbour to the east along Thurlow as their quiet, residential backyard would now be bordering a driveway for a housing complex for 8+1 units.

The developer has stated that these units would be minimum 1M, and at that price point, I'm not certain who these units will benefit other than the developer.

The proposal is too high, too dense, not fitting in with the neighbourhood, outside of the OCP and would severely negatively impact the neighbours to the east. Acceptance of this plan by council would be a complete disregard for the OCP as it was accepted in 2019, city staff reports, the CALUC and by community feedback.

Thank you for your consideration,

Emilie Major

I strongly agree with the recommendations of Alec Johnston, Senior Planner Development Services Division and Karen Hoese, Director, Sustainable Planning and Community Development that :

Council DECLINE both the Rezoning Application No. 00702 for the property located at 349 Kipling Street and 1400 Fairfield Road and the Development Permit with Variances Application No. 000555 for 349 Kipling Street and 1400 Fairfield Road for the numerous reasons they have clearly stated especially "in terms of density, height, setbacks and the provision of open site space and the numerous inconsistencies with the Fairfield Neighborhood Plan".

Sincerely,

Lois Atherley
1411 Fairfield Rd
Victoria, BC

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Dear Mayor and Council:

I am writing to you again about the proposed rezoning and development referenced above. This application is on the agenda of the Council Meeting scheduled for February 11, 2021. I urge all of you to read again the attachment to this email; an attachment identical to the one I sent you with the email on June 23, 2020. Nothing substantive has changed to this proposal since then.

Breia Holdings Ltd. (Breia) continues to claim that "Our primary guidance for this rezoning and development proposal comes from the recently adopted Fairfield Neighbourhood Plan (FNP)". As well, Breia states "we consulted the Design Guidelines for Attached Residential Development (Design Guidelines) to ensure design was consistent with existing design guidelines for the neighbourhood".

And yet, as detailed in my June 23, 2020 attachment, this proposal is not consistent with either document and Breia continues to cherry-pick and take phrases out of context from the documents in support of their proposal. A cynic would say that Breia is attempting to create positive impressions where none would otherwise exist.

For example, Breia continues to quote Section 8: 8.11.10 of the FNP which states "...along Fairfield Road, consider heights of 2.5 - 3 storeys..." and Section 8: 8.13.1 which states "2.5 - 3 storeys may be considered." Breia does not, however, acknowledge that those statements refer to Fairfield Road only. Instead, they pretend that the 2.5 - 3 storeys apply to the entire site.

The FNP contains maps and text in which the height of developments along Kipling Street and Thurlow Street are clearly articulated. The Plan states in Section 8: 8.11.11 "For infill housing in other Traditional Residential Areas, establish a height in zoning that generally accommodates 2 - 2.5 storeys...)." This height restriction would apply to the 6 units proposed to face Kipling and Thurlow. Townhouses of 3 storeys in height would tower above the pre-existing adjacent houses on Thurlow Street, which is also contrary to the Design Guidelines.

I would like to take this opportunity to commend our city staff for their review of this proposal and their feedback to Breia in the past. Staff have pointed out to the proponent that their proposal does not comply with height limitation of 2 - 2.5 storeys on Kipling and Thurlow and that it may benefit from a reduction in density and scale. Breia has chosen to ignore both.

Breia also attempts to justify its response to the City, in part, by referencing a 2016 report by Coriolis Consulting Ltd. Coriolis was retained by the City to conduct a financial analysis of the urban development opportunities in the Fairfield and Gonzales Communities. Breia extracted the following from the Coriolis report "Redevelopment of existing older single family homes to townhouse will only be financially viable if the existing single family lot sizes are relatively large, creating the opportunity for a significant number of new townhouse units (say at least 5) per existing single family lot". Breia uses Coriolis's figure of 5 units per existing lot to suggest that

anything less than their proposed 8 townhouses on 2 lots would not be viable.

Again, they cherry-pick by neglecting to quote the paragraph which then follows in the Coriolis report and which states "We estimate that existing single family lot sizes need to be at least 8,000 square feet to 9,000 square feet (**or larger**) in order for townhouse development to be financially attractive at properties that are currently improved with older single family homes. Smaller single family lots are not financially attractive for townhouse development."

By extension, the report suggests that the 2 lots in the Breia proposal would require a combined area of at least $2 \times 9,000 = 18,000$ square feet (or larger) to be financially attractive. The Breia lots are 6870 sq. ft. and 6855 sq. ft. in area for a total of 13,725 sq. ft. which is only 76% of the minimum combined lot size required. And that is why Breia is attempting to force fit 8 towering million dollar townhouses onto this undersized site.

Finally, I would like to point out again that the development, as proposed, does not respect the historic context of the pre-existing adjacent development on those streets, especially on Kipling and Thurlow. As such it constitutes disruptive development as depicted in the Fairfield Neighbourhood Plan and fails to comply with the Design Guidelines, as further detailed in the attachment.

Thank you once again for the opportunity to provide input to this proposal.

Please read the attachment to my email.

Yours truly,

Neil G. Banera, P. Eng. (Non-Practising)
428 Kipling Street

Sent from [Outlook](#)

Dear Mayor and Council:

I am writing to you in response to the amended application by Breia Holdings Ltd. on the above-referenced properties dated May 26, 2020 which was posted on the City's Development Tracker. I have attached a Word document which details my response.

Thank you for the opportunity to comment on this proposal and I look forward to seeing the rationale you use in your deliberations on this proposal.

Yours truly,

Neil G. Banera, P. Eng.
428 Kipling Street

I would like to echo my concerns on this matter as it is not in alignment with the items in the previous email and Neil's document. I would also like to state that the previous in-person meeting have close to a hundred residents that wanted to be heard and having an on-line non-interactive session will not capture the essence of the community's concerns. Can this not be post-poned until this can occur or have the ability to allow people to ask questions on the online session.

Regards,
Ravi and Melissa Mohabir
432 Kipling St, Victoria, BC V8S

On Sun, Feb 7, 2021 at 2:17 PM Maureen Baranyai wrote:

Hello Mayor, Council and Mr. Johnston. I'm enclosing a document from Neil Banera sent to you on June 6th 2020, in regard to above proposed development by Bart Johnson of Breia Holdings that I understand is going before the Committee of the Whole on February 11th. In his submission to you, Mr. Banera outlines valid concerns about the development as it was proposed, which echoes those felt by the Fairfield residential community.

I know many emails have been sent to you from Fairfield residents regarding this proposal that outline concerns about the development as proposed such as height, density, setbacks, design, privacy etc. all of which do not conform with the demographics of the neighbourhood.

As you aware, other developers have built structures that fit in with the existing Fairfield community and adhere to the Neighborhood Plan, without changing the very fabric of the area, and while those developers made a good profit, they didn't make a killing regardless of the impact on the people who actually live here.

Again, I refer you to the attached document by Mr. Banera and implore you to reel in Mr. Johnson's proposal to not have such a negative impact and fit in and work better with the existing neighbourhood.

Thank you

Maureen Baranyai
412 Kipling Street

Dear Mayor and Council.

In considering this proposal, deeply opposed by my Fairfield neighbourhood, I hope you will take into account the following questions:

1. Has the developer taken adequate steps to engage the neighbourhood during plan preparation?
2. Does this development really contribute to the Council's current mandate to increase affordable housing?
3. Will this development's design and density negatively affect the neighbourhood given reduced setbacks, unsympathetic design, loss of privacy, noise from roof gardens, light pollution, overshadowing and inadequate parking?
4. Is this development appropriate now that we recognize how important small gardens are to our sanity? (The answer to this question is not that there is a park opposite the development. Parks are public amenities, not to be used by developers as benefits to contribute to their personal profit.)
5. What bonus density amenities is the Fairfield community receiving for this significant increase in density and loss of private open space? Are public benches sufficient to compensate the community for such disruption and destruction of their way of life?
6. And what about Council's recently adopted design guidelines for this area? (This question is necessary as diligent efforts made by the planners to achieve compliance appear to have been of minimal consequence.)

Thank you for considering these questions on our behalf.

Sincerely,
Sandra E. Smith
[1436 Fairfield Road](#)

Dear Mayor and Council:

I am writing to you about the proposed rezoning and development referenced above. This application is on the agenda of the Council Meeting scheduled for February 11, 2021.

Breia Holdings Ltd. (Breia) continues to attempt to move this proposal forward, even though it ignores the Fairfield Neighbourhood Plan and fails to comply with city Design Guidelines.

Breia has also completely ignored city staff feedback. Staff have pointed out to the proponent that their proposal does not comply with height limitation of 2 - 2.5 storeys on Kipling and Thurlow and that it may benefit from a reduction in density and scale.

Breia also ignores the recommendations of the 2016 report by Coriolis which states "We estimate that existing single family lot sizes need to be at least 8,000 square feet to 9,000 square feet (**or larger**) in order for townhouse development to be financially attractive at properties that are currently improved with older single family homes. Smaller single family lots are not financially attractive for townhouse development." The Breia lots are 76% of the minimum combined lot size required according to the Coriolis report. And that is why Breia is attempting to force fit 8 towering million dollar townhouses onto this undersized site.

Please vote against this proposal as submitted.

Thank you for the opportunity to provide input.

Sincerely,

Alison Bowe
1463 Thurlow Road

This letter is in response to the revised application (May 26, 2020) for redevelopment of 349/351 Kipling St and 1400 Fairfield Rd that was submitted by Bart Johnson of Breia Holdings whose original application was **not approved** by the Zoning and Planning Department.

Although Breia Holdings cover letter states that their primary guidance for their proposal comes from the Fairfield Neighborhood Plan, it **does not in fact comply** with the Plan.

Non-Compliance:

From the outset at the CALUC meeting with the community, Bart Johnson told the community that his “bottom line” was 8 units. When questioned about complying with the Fairfield Neighborhood Plan and the city’s Design Guidelines for Attached Residential Development, he responded by saying:

1. the units facing Kipling were actually the “side” of the development, so the height requirements for Fairfield Rd were acceptable, and that
2. the Design Guidelines for Attached Residential Developments were merely “suggestions”.

In spite of not receiving approval from the staff at the Zoning Department and in spite of the community response, it appears that the developer’s mindset is still exactly the same.

He quotes from the Fairfield Neighborhood Plan, Section 8.11.10, “For infill housing along Fairfield Rd, consider heights of 2.5 -3 storeys”. This quote he uses to justify his excessive heights for the 6 units not on Fairfield which vary on his revisions from 8.6 m to 10 m with the roof top decks and rails when only 8.3 m in height is allowed on Kipling and Thurlow.

The Neighborhood Plan states that “for infill housing in other traditional residential areas, (which is Kipling and Thurlow) establish a height in zoning that generally accommodates 2-2.5 stories (which is no more than 8.3 m) Half storeys above the second storey should generally be designed to be wholly or partially contained within a peaked roof”. As these 6 units are not part of the Fairfield corridor and the heights overpower the adjacent houses, this is not consistent with the chapter’s design guidance as required in the Neighborhood Plan. (Section 8.13.1)

The Neighborhood Plan also states in “Form and Character Objectives for Traditional Residential Areas: 8.9.3 - To provide sensitive transitions to adjacent lower scale development, considering massing, access to sunlight, appearance of buildings and landscape and privacy.” This developer’s plan does not provide for this.

Nor does the developer’s plan comply with section "8.9.8 - To encourage site planning which accommodates landscape and tree planting space in the rear yard, and does not result in rear yards whose appearance is dominated by parking.”

Disruptive Development:

The Breia development proposal is the absolute definition of Disruptive Development as illustrated in the city’s own design guidelines. The adjacent homes are bungalow style with

peaked roofs. The Neighborhood Plan was created to ensure suitability and compatibility and neighborliness with the existing neighborhood. The Breia design is totally inconsistent in height, size, shape, design and usable green space and is car centric. It does not “fit in with the existing neighborhood” (Section 8.14:Sub Area 3 General Traditional Residential Areas). It does not transition in height, disrupts the existing street rhythm and lacks sufficient green space which are all qualities that are the city’s very own definition of disruptive development.

Yet on page 3 of the cover letter, he incredibly states under the Design category the following: “we consulted the Design Guidelines for Attached Residential Development: Fairfield Neighborhood to ensure design was consistent with existing guidelines for the neighborhood”. He offers images of various houses and buildings. However those images that Breia presents are not indicative of the predominant neighborhood. Even if they were indicative of the neighborhood, they do for the most part transition smoothly to adjacent homes by having similar roof lines or similar setbacks or are of similar size to adjacent properties. In other words, for the most part, they don’t stick out like a sore thumb and totally cause a visual shock. In fact, the design of the house of one of the images he shows as a sample is located at Durban and Thurlow and that style would fit in nicely if he wasn’t insistent on 8 units.

Instead he insists on having 8 units on a narrow elongated lot and thus can only accommodate that kind of density with a completely visually jarring and towering rectangular box that takes up the majority of the block and that is completely incompatible with the single residential neighboring homes.

He could easily redesign homes that would fit in to that narrow land and be compatible with the existing neighborhood but he obviously wishes to maximize profits with no consideration given for compliance to the Zoning and Planning Departments, the Neighborhood Plan, the city’s Design Guidelines for Attached Residential Developments or to the community. He states on page 2 of his cover letter that the site is “bordered by 1.5 story family single homes” yet incredibly concludes that “we have made significant revisions to this proposal, which we feel, have improved its form, function and design”. In reality, the form, function and design are basically the same as the original application that the city Zoning Staff did not approve!

Missing Middle Housing:

The developer states that these 8 units will meet the criteria for the missing middle housing for families with young children. Ironically, the existing housing on those 2 lots were already affordable rental housing for families with children. Those families will be forced to look for new accommodations while the 1 million dollar townhouses (the price the builder quoted at the CALUC meeting) will supposedly meet the needs of young families with children in support of the city’s missing middle housing.

More likely, these units will be very profitable for the developer, hence his insistence at the CALUC meeting that 8 units are his “bottom line” or they will be lucrative investments or second homes for vacationers or VRBO rentals like we already have in the neighborhood with a new home that hasn’t been able to sell.

Why should a developer's rights supersede the rights of existing homeowners in a traditional residential neighborhood to use and enjoy their properties without shadowing, noise, parking issues and visually jarring structures to ruin the ambiance of the entire park area and neighborhood?

Impacts:

The developer makes the assumption that **parking** will not be an issue since there are no houses on the opposite side of Kipling by the park. In fact, the multiple vehicles that the owners of the 2 newer houses on Fairfield and Masters Rd often park their vehicles on Kipling because there are yellow no parking curb lines on a good part of Fairfield and incidentally also in front of 1400 Fairfield that the developer owns. When vehicles are parked on both sides of Kipling, the narrow street becomes a one way causing congestion as vehicles try to turn onto it from Fairfield. When the Moss St Market is running, the street becomes a problem. The addition of 8- 16 more cars with a new development will certainly have a negative impact on that narrow perpendicular to Fairfield and which also is on a corner with a playground, the park and a crosswalk.

The assumption that people will not have **vehicles** and will take mass transit flies in the face of public health concerns as this pandemic continues. People are not choosing to take the bus and feel safer in their own vehicles. Even the concept of increased density in housing may need to be re-thought as contagious diseases make a resurgence and people may wish for more space and distance. It is doubtful that the community park bench that the developer offers or the tiny yard space will be adequate for the families with young kids that these townhouses are supposedly built for.

Shadowing of neighboring properties every day for 3 seasons of the year from 3 PM onwards certainly interferes with the enjoyment of the neighboring property. The noise from cars jockeying and parking, starting up at various times, coming and going will all interfere with the enjoyment of the neighboring property since their windows are very close to the proposed laneway. **Noise** from the supposed young families recreating on the rooftop decks will be a nuisance as well as the noise from rooftop heat pumps and air conditioners. With 8 units all running simultaneously it is doubtful that the noise will be comparable to the "sound of birdcalls" as the developer states on page 5 of his cover letter. No doubt the neighbors will miss the sound of birds after all the tall trees are ripped out despite climate change to make room for an incompatible, towering, unneighborly and disruptive development.

I realize that the staff at the Zoning Department already did not approve of this, but please do not be fooled by this developer's claims of compatibility and compliance and concern for the missing middle. Please insist that the developer comply with the city's requirements for the Neighborhood Plan and the Design Guidelines and develop some housing that is harmonious with the neighborhood. Please deny this revised application.

Thank you,

Lois Atherley
Anthony Giaccio
1411 Fairfield Rd.

Dear Mayor and Council,

My wife and I have previously written concerning the proposed development at 1400 Fairfield and 349 Kipling St.

We strongly concur with the Zoning Department and Sustainable Planning and Development that these applications be denied.

We also concur with the detailed letter that was sent to you by Neil G. Banera, P. Eng

Nothing of substance has been changed by this developer since we last wrote to you. Attached please see our prior letter and an image of the perfect example of disruptive development.

Please accept the recommendations of your Zoning and Sustainable Planning and Development departments and DECLINE this proposal.

Thank you,
Anthony Giaccio
1411 Fairfield Rd

Dear Mayor and Council:

February 11 Council Meeting: 349 Kipling Street and 1400 Fairfield Rezoning Application No. 00702

I have been a homeowner in the Fairfield neighbourhood for over 20 years.

I am writing to you to express my opposition to the proposed rezoning and development referenced above. This application is on the agenda of the Council Meeting scheduled for February 11, 2021.

Breia Holdings Ltd. (Breia) continues to attempt to move this proposal forward, even though it ignores the Fairfield Neighbourhood Plan and fails to comply with city Design Guidelines.

Breia has also completely ignored city staff feedback. Staff have pointed out to the proponent that their proposal does not comply with height limitation of 2 - 2.5 storeys on Kipling and Thurlow and that it may benefit from a reduction in density and scale.

Breia also ignores the recommendations of the 2016 report by Coriolis which states "We estimate that existing single family lot sizes need to be at least 8,000 square feet to 9,000 square feet (**or larger**) in order for townhouse development to be financially attractive at properties that are currently improved with older single-family homes. Smaller single family lots are not financially attractive for townhouse development." The Breia lots are 76% of the minimum combined lot size required according to the Coriolis report. And that is why Breia is attempting to force fit 8 towering million-dollar townhouses onto this undersized site.

Please vote against this proposal as submitted.

Thank you for the opportunity to provide input.

Sincerely,

Alice Loring
1463 Thurlow Road
V8S 1L8

Good morning

Rather than write again and submit another similar letter, please note that I and my husband totally concur with the opinions below. We are not against development however the current proposal simply is too big and modern for this heritage street.

Please reign it back so the poor neighbours beside it do not lose the enjoyment of their homes such as having sunlight and a sense of privacy in their yards and make it fit the existing housing designs of the neighbourhood.

Thank you

Alessandra Ringstad

Begin forwarded message:

>

> Hello Mayor, Council and Mr. Johnston. I'm enclosing a document from Neil Banera sent to you on June 6th 2020, in regard to above proposed development by Bart Johnson of Breia Holdings that I understand is going before the Committee of the Whole on February 11th. In his submission to you, Mr. Banera outlines valid concerns about the development as it was proposed, which echoes those felt by the Fairfield residential community.

>

> I know many emails have been sent to you from Fairfield residents regarding this proposal that outline concerns about the development as proposed such as height, density, setbacks, design, privacy etc. all of which do not conform with the demographics of the neighbourhood.

>

> As you aware, other developers have built structures that fit in with the existing Fairfield community and adhere to the Neighborhood Plan, without changing the very fabric of the area, and while those developers made a good profit, they didn't make a killing regardless of the impact on the people who actually live here.

>

> Again, I refer you to the attached document by Mr. Banera and implore you to reel in Mr. Johnson's proposal to not have such a negative impact and fit in and work better with the existing neighbourhood.

>

>

>

> Thank you

>

> Maureen Baranyai

> 412 Kipling Street

To Mayor and Council:

I am writing in support of the new townhome project at 1400 Fairfield Rd and 349/351 Kipling St.

I live on Moss St with my family and our two girls attend SJD Elementary School.

Townhome projects are needed in Fairfield, and this is an ideal location on Fairfield Rd, our main roadway through the neighbourhood. We know many families that would be interested in purchasing a new townhome with current green standards, on a smaller footprint.

The argument that these are not “affordable” doesn’t ring true. They are not affordable for some, but they are a very important affordable option for many, that may not be able to or desire to purchase a single-family detached home. This is part of the “missing middle” housing that is sorely needed in our city.

Most of us that live in Fairfield drive cars less and walk or bike frequently for errands. That is a simple fact. Almost all our neighbours have numerous bikes and you can easily see them on display in Cook St Village, the community centre and at SJD drop-offs.

So the other argument of the project creating more car traffic doesn’t hold well, either.

I hope you agree this project is important to our community. Many seniors transitioning from a larger single-family detached home would like to stay in the neighbourhood and projects like this can also create the opportunity for them to remain.

Regards,

David Logan

I am writing in regard to the proposed development at 1400 Fairfield Rd/ 349/351 Kipling, I am concerned that the development does not comply to the Fairfield Neighbourhood Plan in regard to height, density and backyard parking. Also affecting neighbours are overshadowing, loss of light, loss of privacy, loss of green space, loss of five bylaw protected western red cedars, as well the loss of over 30 mature trees. All not in accordance of the Fairfield Neighbourhood Plan. I do understand the need for increasing density. Many developers have incorporated both density with respectful development. The Fairfield Neighbourhood Plan took, time, effort and money to formulate , please don't let it be a worthless document.

Sincerely
Jean Crawford
1408 Fairfield Rd.

Dear Mayor and Council,

We are writing to advise you that we fully support the recommendations of your staff that Council decline the Rezoning Application No. 00702 and the Development Permit No. 000555. The proposed development is inconsistent with the Fairfield Neighborhood Plan relative to its density, height, setbacks, etc.

We are in full agreement with the arguments stated by Neil G. Banera in his email to you of February 08, 2021 regarding this subject matter.

Respectfully,
Mary Kearsey
Regina Kearsey
Homeowners
1409 Fairfield Rd
Victoria, BC

Re the development proposed for the corner of Fairfield Rd. and Kipling St.
I understand that the topic comes up at the COTW this Thursday.

I live at 435 Kipling St. just down the road, so here are some thoughts on the matter.

1) There were changes quite a while ago and we were told about a possible new CALUC. However that never happened, so you do not know the neighbourhood's views.. It is important that there be one.

2) This proposal is the usual strip-the-site of trees-and-landscaping, as an aid to global warming.
The reason? For profit and crowding the site. The number of units gained is not large, since the duplex and the houses that could have 2 units go.. People can live more healthily with greenscape, so denser numbers of units do not make for a healthier population.

3) These townhouses would not help the affordable housing. There is no real replacement for the rentable housing when new buildings cost so much to buy.

4) The starker lines of the housing do not fit the character area and the greenscape around, even without mention of being too high .

Please rethink your standards for people, neighbourhoods and environmental care .

Mary E. Doody Jones

Dear Mayor and Council:

Below is an email sent by Neil Banera, our next door neighbour. We completely and totally agree with his letter, have reviewed and align with his research and recommendations, and wish to express our sentiments that the proposed development NOT be approved. Please consider the many concerns and delinquencies on Breia's part to push this forward in a neighbour where it clearly does not belong, nor is compliant.

As stated by Neil Banera:

"I am writing to you again about the proposed rezoning and development referenced above. This application is on the agenda of the Council Meeting scheduled for February 11, 2021. I urge all of you to read again the attachment to this email; an attachment identical to the one I sent you with the email on June 23, 2020. Nothing substantive has changed to this proposal since then.

Breia Holdings Ltd. (Breia) continues to claim that "Our primary guidance for this rezoning and development proposal comes from the recently adopted Fairfield Neighbourhood Plan (FNP)". As well, Breia states "we consulted the Design Guidelines for Attached Residential Development (Design Guidelines) to ensure design was consistent with existing design guidelines for the neighbourhood".

And yet, as detailed in my June 23, 2020 attachment, this proposal is not consistent with either document and Breia continues to cherry-pick and take phrases out of context from the documents in support of their proposal. A cynic would say that Breia is attempting to create positive impressions where none would otherwise exist.

For example, Breia continues to quote Section 8: 8.11.10 of the FNP which states "...along Fairfield Road, consider heights of 2.5 - 3 storeys..." and Section 8: 8.13.1 which states "2.5 - 3 storeys may be considered." Breia does not, however, acknowledge that those statements refer to Fairfield Road only. Instead, they pretend that the 2.5 - 3 storeys apply to the entire site.

The FNP contains maps and text in which the height of developments along Kipling Street and Thurlow Street are clearly articulated. The Plan states in Section 8: 8.11.11 "For infill housing in other Traditional Residential Areas, establish a height in zoning that generally accommodates 2 - 2.5 storeys..." This height restriction would apply to the 6 units proposed to face Kipling and Thurlow. Townhouses of 3 storeys in height would tower above the pre-existing adjacent houses on Thurlow Street, which is also contrary to the Design Guidelines.

I would like to take this opportunity to commend our city staff for their review of this proposal and their feedback to Breia in the past. Staff have pointed out to the proponent that their proposal does not comply with height limitation of 2 - 2.5 storeys on Kipling and Thurlow and that it may benefit from a reduction in density and scale. Breia has chosen to ignore both.

Breia also attempts to justify its response to the City, in part, by referencing a 2016 report by Coriolis Consulting Ltd. Coriolis was retained by the City to conduct a financial analysis of the urban development opportunities in the Fairfield and Gonzales Communities. Breia extracted the following from the Coriolis report "Redevelopment of existing older single family homes to townhouse will only be financially viable if the existing single family lot sizes are relatively large, creating the opportunity for a significant number of new townhouse units (say at least 5) per existing single family lot". Breia uses Coriolis's figure of 5 units per existing lot to suggest that anything less than their proposed 8 townhouses on 2 lots would not be viable.

Again, they cherry-pick by neglecting to quote the paragraph which then follows in the Coriolis report and which states "We estimate that existing single family lot sizes need to be at least 8,000 square feet to 9,000 square feet (**or larger**) in order for townhouse development to be financially attractive at properties that are currently improved with older single family homes. Smaller single family lots are not financially attractive for townhouse development."

By extension, the report suggests that the 2 lots in the Breia proposal would require a combined area of at least $2 \times 9,000 = 18,000$ square feet (or larger) to be financially attractive. The Breia lots are 6870 sq. ft. and 6855 sq. ft. in area for a total of 13,725 sq. ft. which is only 76% of the minimum combined lot size required. And that is why Breia is attempting to force fit 8 towering million dollar townhouses onto this undersized site.

Finally, I would like to point out again that the development, as proposed, does not respect the historic context of the pre-existing adjacent development on those streets, especially on Kipling and Thurlow. As such it constitutes disruptive development as depicted in the Fairfield Neighbourhood Plan and fails to comply with the Design Guidelines, as further detailed in the attachment.

Thank you once again for the opportunity to provide input to this proposal.

Please read the attachment to my email.

Yours truly,

Neil G. Banera, P. Eng. (Non-Practising)
428 Kipling Street"

Kind regards,

Melissa Mohabir

Dear Council Members-

we are writing about the proposed rezoning and development at 1440 Fairfield Road / 349 Kipling Street, which is scheduled to be discussed at the February 11, 2021 Council Meeting.

We are longstanding residents of the Fairfield neighbourhood and value its natural beauty and historic appeal. As proud owners of a heritage house, we have painstakingly restored and maintained our home which we believe contributes in a small way to the character of Fairfield.

However, during the few past years, our neighbourhood has been under siege by developers who have little regard for either its character or its urban environment. The (high-end) development proposed for the Fairfield/Kipling block is entirely out of character with its surroundings, towering above the neighbours who, in some cases, will be forced — literally — to live in its shadows. Specifically, the development submission by Bart Johnson of Breia Holdings Ltd. does not comply within the Fairfield Neighbourhood Plan, exceeding the maximum permitted development height (by almost 3 metres in some cases), and clearly defying the Plan's requirement that new developments should aesthetically fit within the character of the surrounding houses.

We recognize that changes in density in urban environments are inevitable. Immediately in front of our home, a single house (formerly 1453 Clifford Street) has been replaced by two detached homes, instantly doubling the local density. We raised no concerns whatsoever about this development since it respected the essential character of the neighbourhood. Unfortunately, that is not the case for the highly aggressive development proposed for Kipling St.

Finally, we would like to point out that claims that developments such as these are necessary to ensure affordable housing are completely unfounded. At a meeting focused on this development that took place over 2 years ago, after considerable pressure from the neighbours, the developers reluctantly admitted that the minimum price of each of the proposed units would exceed \$1M — hardly affordable by most people living in a neighbourhood where the average household income, according to Statistics Canada, is \$107k. Developments such as these serve a single purpose: to fill the pockets of the developers, at the cost of stripping the neighbourhood of its charm and character.

We ask you to vote NO to the 1440 Fairfield Road/349 Kipling Street development.

Sincerely,
Patrick Côté
Laura Ferrarese
1456 Clifford Street
Victoria, BC
V8S 1M2

Attn: Mayor and Council

I am writing to express my support the Le Parc Townhouse proposal at 1400 Fairfield Rd. and 349/351 Kipling St. As a new mother that has been on the lookout for low-maintenance family-oriented properties in the City of Victoria, I can attest that there is a shortage of diverse housing options. I grew up in Fairfield, and I would love the opportunity to move back into the area, but unfortunately there are limited options for a young family. The city needs to begin approving missing middle housing options like this!

Rachel Duncan
304-1010 Bristol Rd, Victoria, BC V8X 4R8

Your worship:

I fully support this project.

The design and look of this building will enhance the beauty of the neighbour hood.

Hope the council will approve this without any hesitation.

Thanks

Paul Nirwan, P.Eng.

5040 Lockehaven Drive,

Victoria, BC, V8N 4J5

Dear Mayor and Council,

I am writing you today to express my support for the proposed development at 1400 Fairfield Rd. + 349/351 Kipling St. (Le Parc), which we understand is going to COTW on February 11, 2021.

My family and I have been renting 351 Kipling St. while our house undergoes renovations and we think the location is a perfect setting for family oriented housing. For our young family the proximity to Sir James Douglas School (where my daughter attends) and the community center is excellent – it only a short stroll for us out the front door. Access to amenities at Fairfield Plaza and Cook St. are also nearby, which is very convenient.

It is no secret Victoria needs more family-friendly housing options. Multi-family unit housing in Fairfield is a project we encourage you to support.

Kind Regards,

Xela and Dean Rysstad

Current Tenants, 351 Kipling St. (Owners, 648 Niagara St., Victoria, BC V8V 1J2)